



For Lease: Warehouse / Flex Space

138 Gary Place, Suite A, San Rafael, CA

- Roll-Up Door
- Private & Common Restroom
- High Ceiling in Warehouse
- No Automotive Uses
- Offices/Warehouse/Flex

Offering Summary	
Total Available sq. ft:	1,236+/- sf
Initial Base Rent:	\$2.00 psf
Net Charges:	\$0.32 psf
Lease Type:	NNN
Lease Term:	3 - 5 Years
Available:	7/1/26



Mark Cooper
 (415) 608-1036
mark@hlcre.com
 Lic#: 01814831

HL Commercial Real Estate
www.hlcre.com



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138 Gary Place, Suite A, San Rafael, CA 94901

Building/Space Description:

Warehouse features a convenient roll-up door with shared restroom and mezzanine office. This space has been freshly painted, creating a clean and inviting work environment.

Location Description:

This property is located in southern San Rafael next to the very busy Marin Square. With easy access to 101 and the I-80.

Space Information/Features:

Suite	Sq. Ft.	Price	NNN	Restrooms
A	1,236+/- sf.	\$2,472	\$465	Common

(the owner is source, agent has not verified square footage)

Divisible/Can Add:	No
Ceiling Clear Height:	18 Feet
Number of Roll-up Doors:	One, per unit
Parking:	1 unassigned, unreserved
Warehouse Ceiling Insulated:	No
Electrical:	100 AMP/Submeter

Building Information/Features:

Total Building Square Feet:	4,000 +/- sq. ft.
Year Constructed:	1935 +/-
Zoning/Permitted Uses:	LI/O (Light Industrial/Office)
Fire Sprinklers:	No
Heating & Air Conditioning:	No
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

Lease Term:	3-5 Years
Initial Base Rent:	\$2.00/psf, plus 3% annual increases
Estimated Net Charge:	\$0.32 psf, per month, estimated for 2026
Lease Type:	NNN
Tenant Expenses:	All maintenance, triple net charges & separately metered utilities



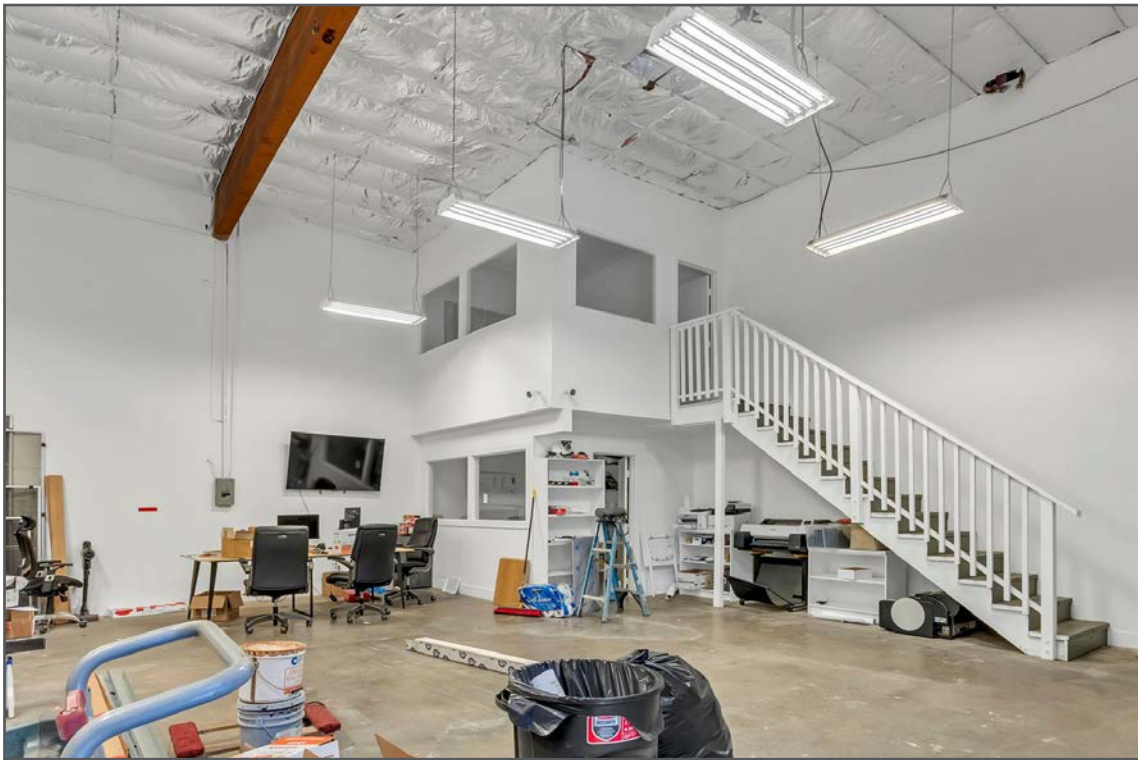
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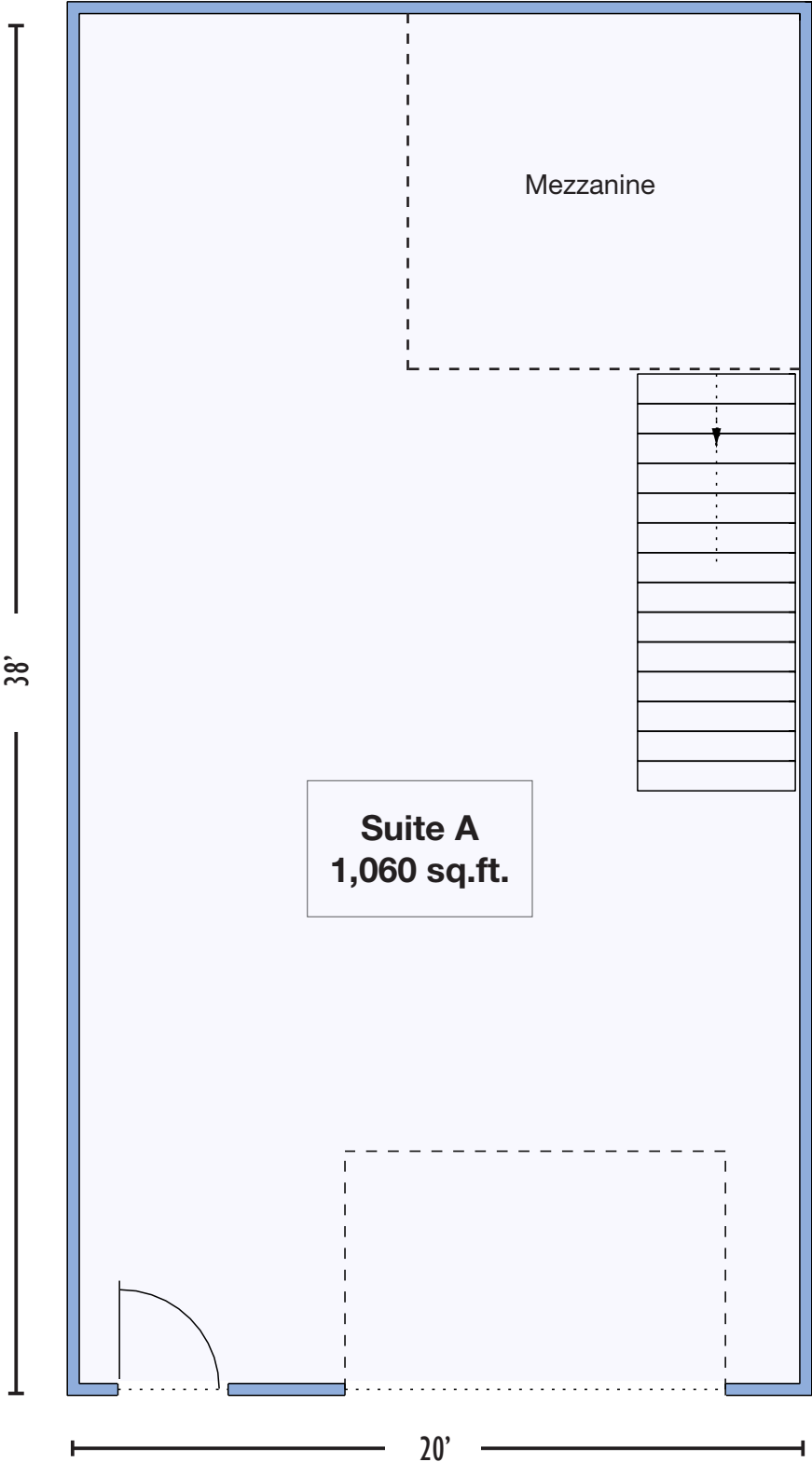
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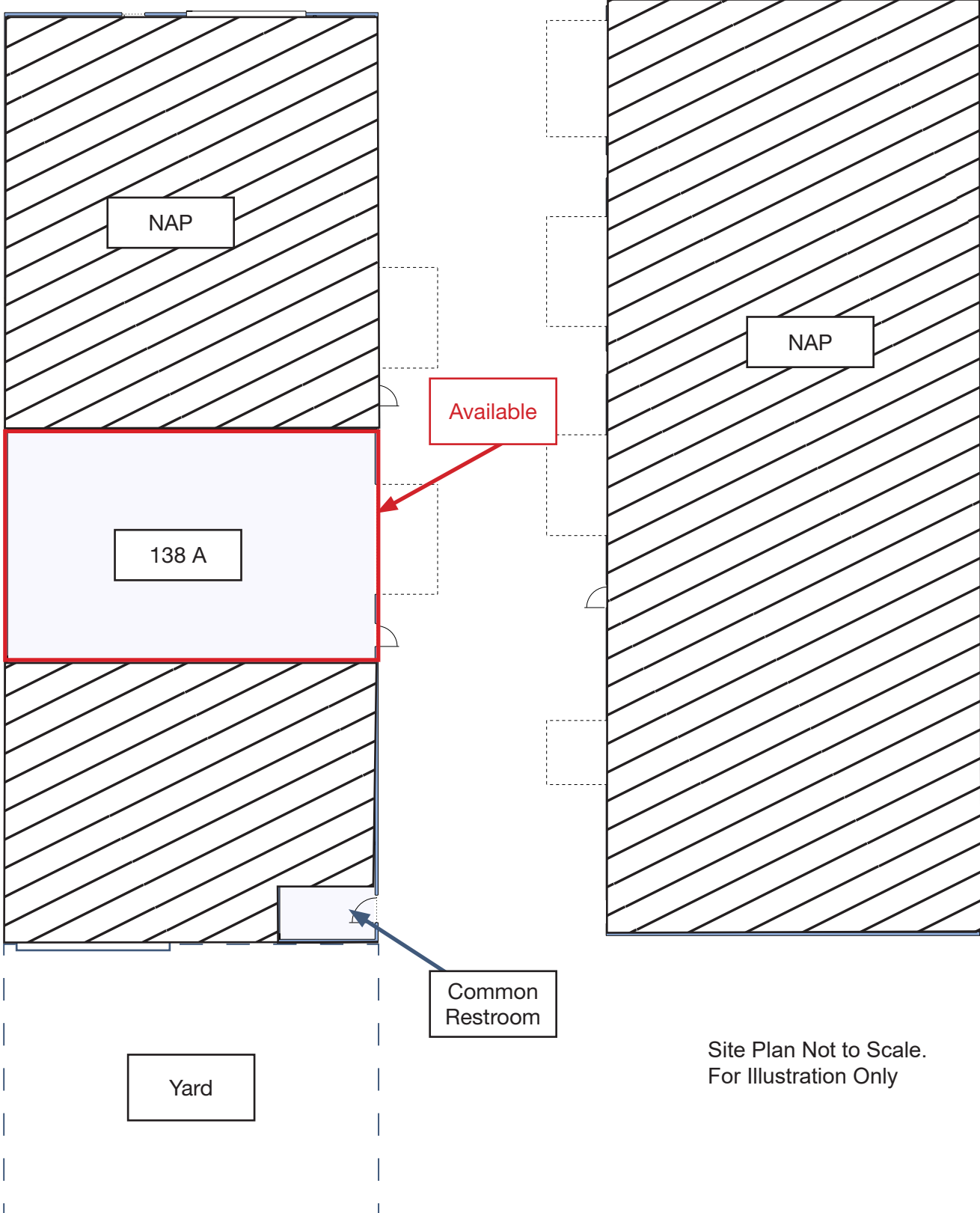
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Floor Plan Not to Scale.
For Illustration Only

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Site Plan Not to Scale.
For Illustration Only

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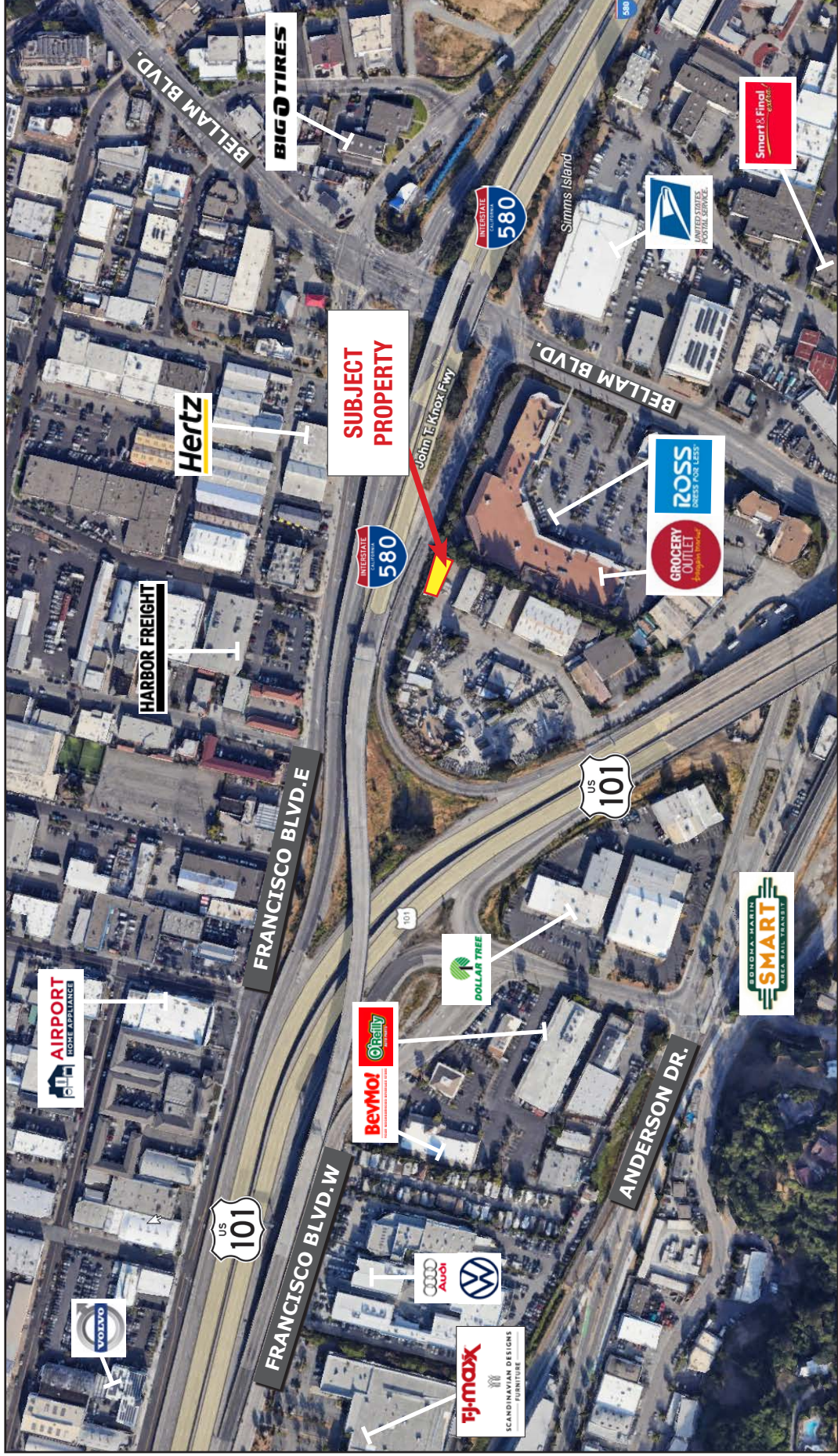
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For Lease: Office / Warehouse / Flex Space

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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202
San Rafael, CA 94903
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